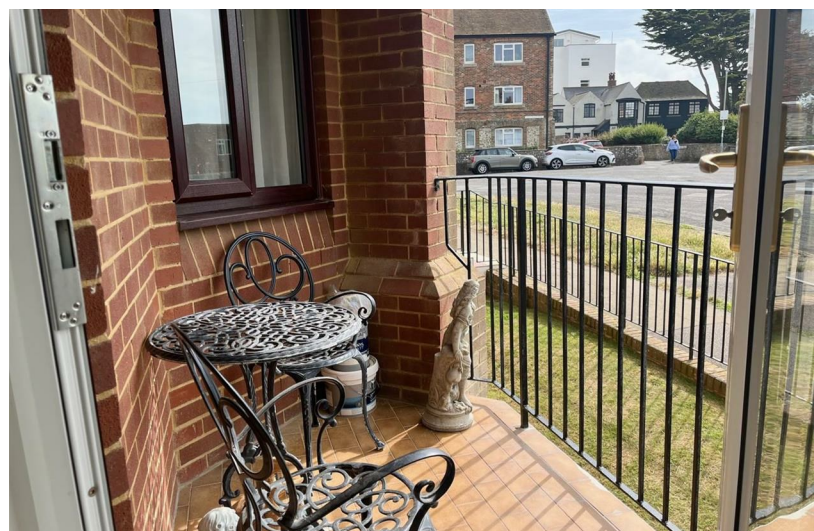


2  
BED

# Balcony and Allocated Parking Space

Flat 11, Kingsfold Court, Seaford, BN25 1PS



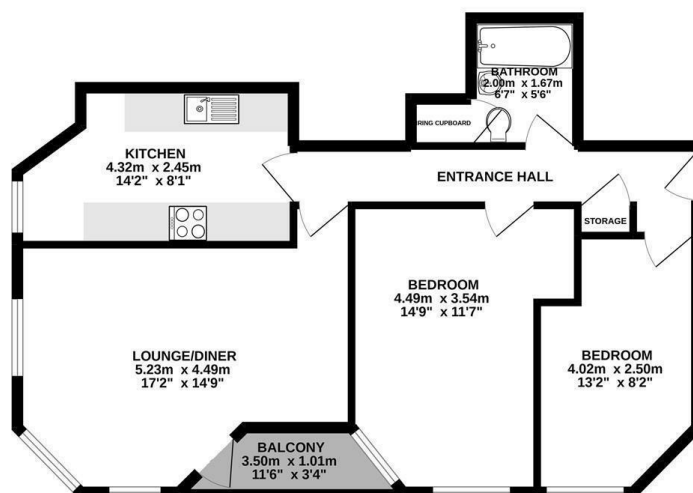
£249,950

Share of Freehold

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GROUND FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



FLAT 11 KINGSFOLD COURT CROUCH LANE SEAFORD

TOTAL FLOOR AREA: 61.0 sq.m. (656 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Hectagrip ©2022

## inbrief...

This two double bedroom ground floor flat is located in a popular purpose built block in the heart of Seaford town centre and within convenient walking access to shops, restaurants, tea rooms and pubs. Seaford train station with links to Gatwick/London Victoria and regular buses to Brighton/Eastbourne are all close to hand. The flat is considered to be well presented and has the benefit of double glazed windows, modern electric heating with pressurised water system, allocated parking, lift and covered balcony. As you enter the flat the hallway has a recessed cloaks cupboard and door entry phone.

A particular feature is the dual aspect lounge/dining room. The room has a favoured south aspect and enjoys a lot of natural light. A door gives access to the balcony with open aspect.

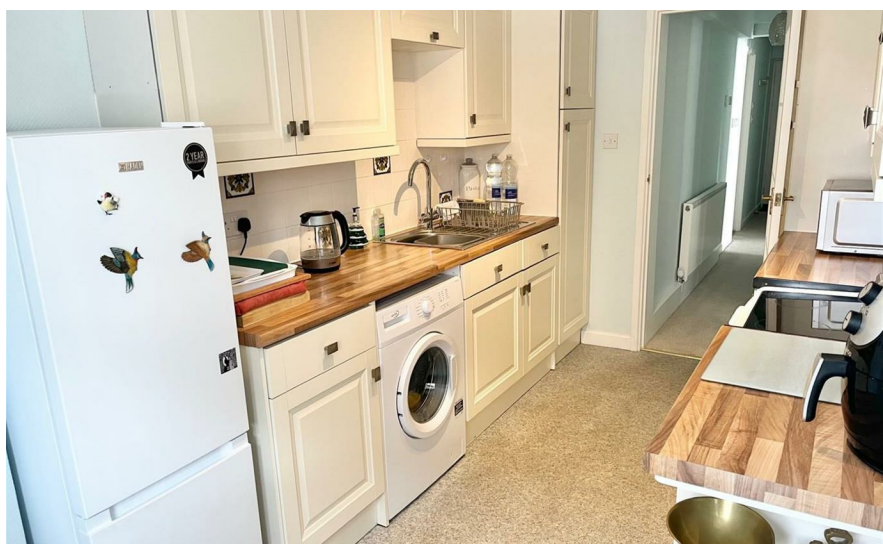
The kitchen/breakfast room is adjacent to the lounge and is fitted with a good range of 'Shaker' style wall and base cupboards with ample working surface with tiled splash backs. There is appliance space for a cooker, washing machine, fridge/freezer and space for a bistro style table and chairs.

Bedroom one has the benefit of a wardrobe recess, and window with south aspect. Bedroom two also has the benefit of an open south aspect..

The bathroom is fitted with a modern white suite and comprises a bath with mixer tap and shower, pedestal wash basin, WC, heated towel rail, extractor fan and cupboard housing the pressurised hot water system with water heater..

Outside there is an allocated parking space Number 11, bin store and communal storage area in the basement.

OUTGOINGS - Service Charge £897.18 HALF YEARLY - SHARE OF FREEHOLD



Energy Rating - C

Council Tax Band - C

moreinfo...



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